



Community Development
Planning Division
501 SW Madison Avenue
PO Box 1083
Corvallis, OR 97339-1083
(541) 766-6908
planning@corvallisoregon.gov

PLANNING COMMISSION NOTICE OF DISPOSITION

ORDER 2017-057

- CASES:** Marys Annexation – Annexation and Zone Change
(ANN17-01, ZDC17-02)
- REQUEST:** The applicant seeks approval of an Annexation and Zone Change, to change the existing Benton Co. zoning from a mix of UR-5 (~44 ac) and UR-50 (~75) to a mix of RS-12 (Medium-High Density Residential) (~91 ac) and MUR (Mixed Use Residential) (~18 ac) and C-OS (Open Space – Conservation) (~9.5 ac).
- APPLICANT/
OWNER:** Min-hsin Lin, on behalf of CMTWH, LLC
3910 SW 53rd St.
Corvallis, OR 97333
- OWNER:** First Congregational United Church of Christ
4515 SW West Hills Rd.
Corvallis, OR 97333
- LOCATION:** The ~118.5 acre subject site is located near the northeast corner of SW 53rd St. and SW West Hills Rd. The site is identified on Benton County Assessors' Map 12-5-04 as Tax Lots 400 (partial), 1300, and 1400.
- BACKGROUND:** The Planning Commission conducted a de novo public hearing on November 15, 2017, to consider the requests. The public hearing was closed on November 15, 2017, but the record was held open to receive written testimony for an additional seven (7) days and the applicant did not waive their right to seven (7) additional days to provide a final written argument. The Planning Commission reopened the public hearing to receive testimony related to new information, closed the

public hearing, deliberated, and made a decision on December 6, 2017.

DECISION: The Planning Commission finds that the Annexation request satisfies the applicable criteria and recommends the City Council approve the Annexation. The Planning Commission finds that the Zone Change request satisfies the applicable criteria and approves the Zone Change request, contingent upon approval of the annexation. The Planning Commission adopts the findings contained in the November 15, 2017, staff report to Planning Commission, and the portions of the November 15, 2017, and December 6, 2017, Planning Commission minutes that demonstrate support for the requests.

The Planning Commission's actions on the Annexation request is a recommendation to the City Council and cannot be appealed. The Planning Commission's approval of the Zone Change request may be appealed per LDC 2.6.30.10.

If you are an affected party and wish to appeal the Planning Commission's decision, appeals must be filed, in writing, with the City Recorder within 12 days from the date that the order is signed. The following information must be included:

1. Name and address of the appellant(s).
2. Reference the subject development and case number, if any.
3. A statement of the specific grounds for appeal.
4. A statement as to how you are an affected party.
5. Filing fee of \$567.80 (\$283.90 if appealed by a recognized Neighborhood Association).

Appeals must be filed by 5:00 p.m. on the final day of the appeal period. When the final day of an appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent work day. The City Recorder is located in the City Manager's Office, City Hall, 501 SW Madison Avenue, Corvallis, Oregon.



Jasmin Woodside, Chair
Corvallis Planning Commission

Signed this 8th day of December, 2017.

Appeal Deadline: Wednesday, December 20, 2017, at 5 p.m.

Attachments:

- NOD-A: Annexation Map
- NOD-B: Zone Change Map

Development Related Concerns (ANN17-1/ZDC17-2):

- A. Concurrent with future development of the site, public improvements for the site shall be installed per LDC 4.0 - Improvements Required With Development and be consistent with the City's Master Plans. Dedication of additional Right of Way may be required.
- B. The applicant's general land use plan does not set the street alignments or site layout, it is only showing the feasibility of providing improvements to meet LDC requirements. Future development will be reviewed for compliance with LDC and Transportation Plan requirements.
- C. The City's Transportation Plan shows a future trail along or near the riparian corridor, that bisects the site. Future development will need to evaluate/provide a trail per the Transportation Plan.
- D. With future development, installation of water lines shall be consistent with LDC 4.0 and the City's Water Master Plan.
- E. With future development, installation of sewer lines shall be consistent with LDC 4.0 and the City's Waste Water Utility Master Plan.
- F. Future development on the site that creates more than 5,000-square feet of pollution generating impervious surfaces shall be required to construct stormwater quality facilities. Stormwater quality facilities shall be designed according to the City's Stormwater Design Standards. The water quality facilities shall be designed to remove 70 percent of the total suspended solids (TSS) entering the facility during the water quality design storm, 1.6-inch 24-hr rainfall event with NRCS Type 1A distribution.
- G. Future development on the site that creates more than 25,000-square feet of impervious surfaces shall be required to construct stormwater detention facilities in accordance with the LDC section 4.0.130.b. Detention facilities shall be designed to maximize storm water infiltration. Maintenance of these facilities is most efficiently provided with open systems because they facilitate visible evaluation of system conditions and accommodate routine, low-technology maintenance practices. Open systems also allow stormwater contact with vegetation and soil to enhance water quality, infiltration, and maintaining the properly functioning hydrological and biological condition of open drainageways. The storm water detention facilities shall be designed consistent with the City's

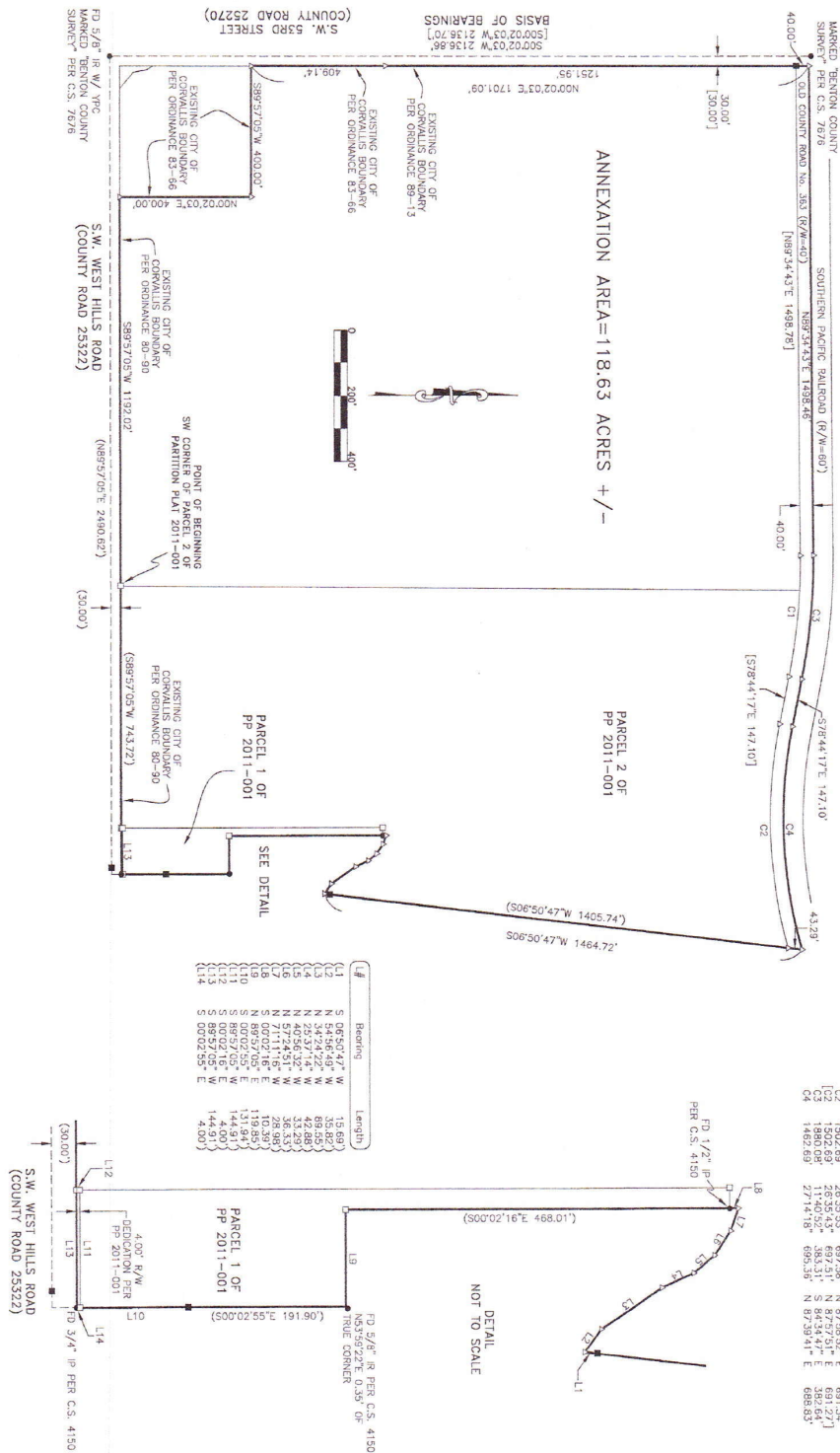
Stormwater Design Standards and shall be designed to capture run-off so that the run-off rates from the site after development do not exceed the pre-developed conditions, based on the 2-year, 5-year, and 10-year, 24-hour design storms.

- H. Future development of the site shall require the installation of a City standard street light system in accordance with LDC 4.0.70.a and 4.2.80.f.
- I. Concurrent with future development of the site, the applicant shall grant 7-foot Utility Easements (UE) adjacent to all street ROW's according to LDC 4.0.100.b.

ANNEXATION BOUNDARY
 LOCATED IN THE JOHN TRAPP D.L.C. No. 38
 AND IN THE NORTHWEST 1/4 OF SECTION 4 OF
 TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
 WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON
 DATE: OCTOBER 6, 2017

LEGEND

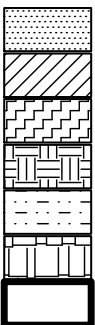
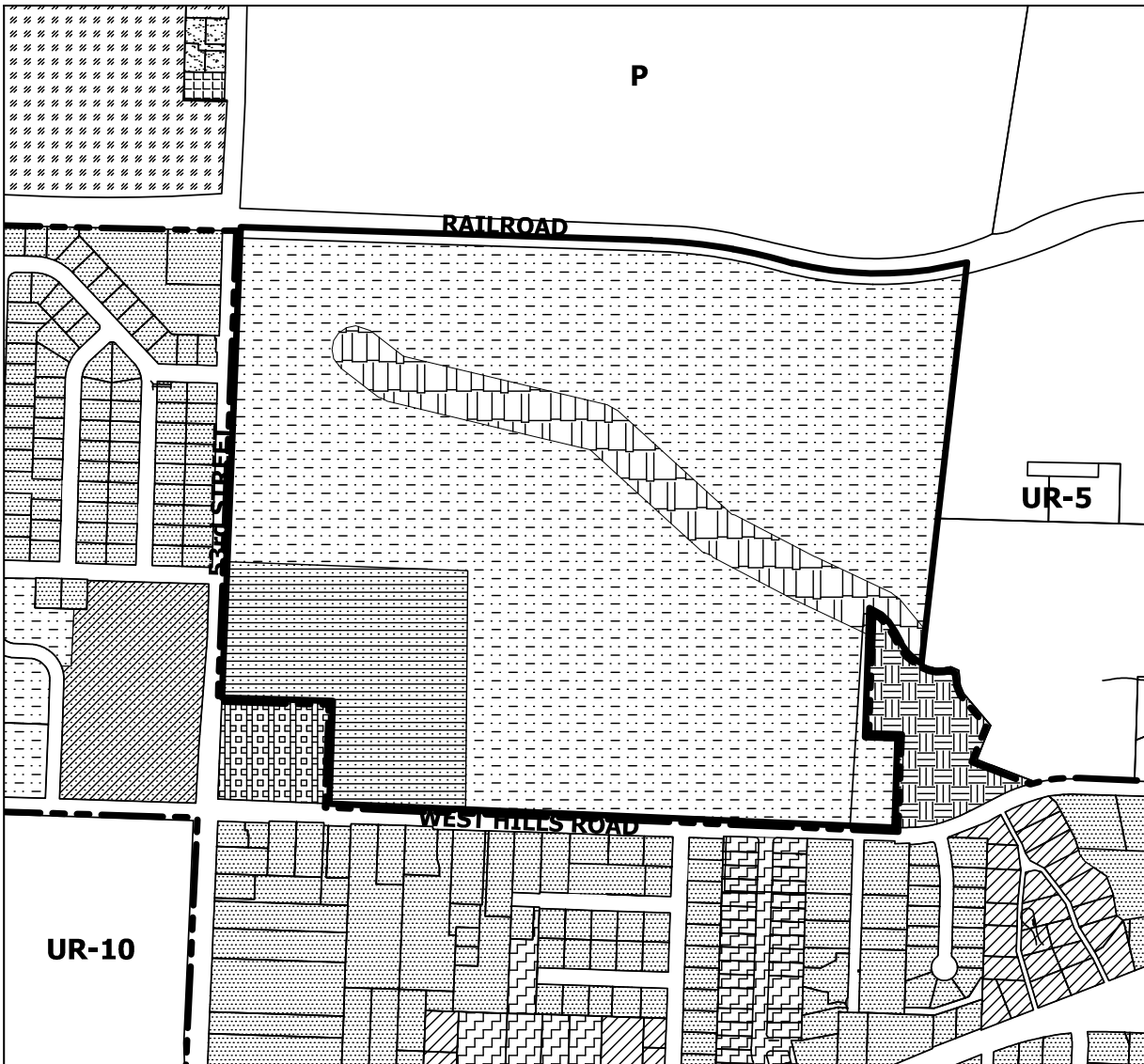
- FOUND SURVEY MONUMENT AS NOTED
- ▲ CALCULATED POINT
- FOUND 5/8" IR W/ YPC MARKED "TOLE SURV LS 61341", PER PP 2011-001
- POINT OF BEGINNING FOR LEGAL DESCRIPTION
- IR IRON ROD
- PP PARTITION PLAT
- FD FOUND
- BOB BENTON COUNTY DEED RECORD
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- () RECORD INFORMATION AS PER C.S. 7718, RECORD SAME AS MEASURED, UNLESS OTHERWISE NOTED



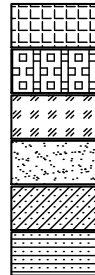
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 BRYAN SCOTT SAUNDERS, P.L.S.
 OREGON
 JANUARY 11, 2005
 BRYAN SCOTT SAUNDERS
 97339
 (541) 257-1019
 EXPIRES 6/30/18

ATTACHMENT J

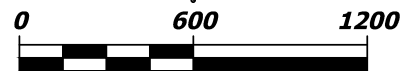
PROPOSED ZONING DESIGNATIONS



RS-3.5 LOW DENSITY RES.
RS-5 LOW DENSITY RES.
RS-6 LOW DENSITY RES.
RS-9 MED. DENSITY RES.
RS-12 MEDIUM-HIGH DENSITY RES.
C-OS CONSERVATION OPEN SPACE
ANNEXATION BOUNDARY



INTENSIVE INDUSTRIAL
NC MINOR
PD (II)
PD (MUE)
PD (MUR)
MUR



Scale: 1" = 600'

ATTACHMENT D